

Resident Update
Marin Valley Mobile Country Club
April 23, 2024

The recent flyer circulated in the “tubes” has generated a wave of fear among some residents. Because of this, the following information is being provided to reassure residents about where we are.

All information about the two roads the PAC Board is traveling down now is being shared with residents as soon as it is available. Residents are being kept up to date through workshops, Resident Updates, *Echo* articles, and PAC Board meetings. The workshops in particular have been very successful in providing a platform for questions and answers to be exchanged. Much of this information is also posted to the MVMCC website at marinvalley.net.

The PAC Board members do not in fact believe that the City is an enemy; rather we are all awaiting the final signed Exclusive Negotiation Agreement (ENA) so that talks about the future of MVMCC ownership can begin with the City’s established Ad Hoc committee for this very purpose. We all have the same goal that Mayor Mark Milberg has stated: an ownership situation that is a win-win for our residents and for the City.

We do not know where the notion that the City “wants to get rid of us” came from. It is rumor, not fact.

The fact is that all forms of ownership options are on the table, from working to stay with the City in some manner to exploring becoming self-owned. The bottom line is that the PAC Board is committed to finding a win-win ownership solution that is affordable well into the future. We know well that rent increases are the greatest concern for residents. For any option that is explored with the City to achieve a win-win solution, we will need to negotiate the basic terms of park ownership before we can know what our rents will be in the future. This is something that is a ways away right now.

Confusion for some residents may come from the fact that there are two roads (as we’ve referred to them previously) that are being traveled at the same time. It can get confusing!

Road 1 - Negotiating with the City: While we have been waiting for a signed ENA from the City, PAC Board reps Jay Shelfer and John Hansen, along with PAC Board

members Carol-Joy Harris, Steve Plocher, and Mary Currie and attorney Dana Dean have been discussing strategies for negotiating with the City. No option is off the table. We want to remind residents, as has been stated a number of times, that the option of a long-term lease with the City is not something that can be researched or determined outside of the Ad Hoc Committee meetings as a long-term lease would have to be a negotiated option, if the City were to agree. Our PAC Board reps will be seeking clarification on this option and others during negotiations.

Road 2 – Taking Steps Toward Becoming Self-Owned as an LEHC: The PAC Board and a majority of residents, by vote, are supporting PAC’s Resident Ownership Discovery Committee in taking steps toward becoming a Limited Equity Housing Coop (LEHC). To be best positioned to become self-owned, if that is the determined win-win solution, we have to take steps in that direction now so that we are prepared to take ownership. We are taking these steps now. This does not mean that we are locked in to this option.

As we've stated previously and want to emphasize again, if at any point we learn that this option is financially out of reach for our residents, we will stop taking steps in that direction.

The recent tube insert stated, “The City Council unanimously rejected the offer {from Moser}.” This is inaccurate as the decision by City Council to stop pursuing the offer from Moser was done in a City Council closed session meeting, and by law this vote was not and will not be made public.

Lastly, the PAC Board urges residents to bring these kinds of concerns, comments, and ideas to a PAC Board meeting where they can be heard and clarified whenever possible.

A Reminder to All re: Use of Tubes

The Marin Valley residents' "tubes" are intended for the dissemination of official Park business such as information from the PAC Board and its committees (i.e., MVEST; Resident Ownership Discovery Committee; Communication Committee), HOL, and Mar Val, and, of course, for the *Echo*.